

**DESIGN REVIEW ADVISORY COMMITTEE  
SPECIAL MEETING MINUTES  
THURSDAY JULY 9, 2015  
ROOM 217  
TOWN HALL, WEST HARTFORD, CT**

**CALL TO ORDER:** 4:30 P.M.

**ATTENDANCE:**

**DRAC:** Jeffrey Gebrian, Chair, Members: Sheldon Crosby, Vice Chair, Matthew McGrath, Richard Hughes, Gordon Binkhorst, and Fred Fritz.

**Staff:** Todd Dumais, Town Planner

**REFERRALS FROM TOWN COUNCIL:**

**15 North Main Street** – Application (SDD #132-R1-15) of 15 North Main Associates LLC, owner of 15 North Main Street, to amend the signage criteria and landscaping plan for SDD #132 (northwest corner of the intersection of North Main Street and Brace Road) (Town Council receipt on June 23, 2015. Town Council public hearing scheduled for August 18, 2015. TPZ receipt on July 8, 2015. DRAC receipt on July 9, 2015.) **DRAC recommended approval. Motion/Crosby; Second/McGrath (Vote: 6-0).**

The Town Planner, Mr. Dumais briefly explained that this was a referral from the Town Council to the Committee as part of a Special Development District amendment application from the 15 North Main Street Associates to modify two elements of the previously approved SDD plan: a condition on signage and landscaping. Mr. Dumais noted that the requested change to signage was only to address a restriction placed by the Town Council that limits the placement of signage on the third floor to only a tenant occupying the entire building. The Applicant has a major tenant not occupying the entire building but still wants signage at that level. Mr. Dumais then went onto explain that with the exception of limiting and reducing overall allowed signage, the DRAC's original approval is not being modified at all by the current signage request. In addition, he explained that the landscape change was limited to the planting zone/well of the five street trees.

Attorney Robin Pearson and Planner Phil Doyle, for the Applicant, further explained the application. Mr. Doyle noted that the sizes of the trees originally approved need larger planting wells to be able to grow and succeed in the streetscape environment. He proposed eliminating the tree grates and creating a planted flower bed around each grouping of trees.

DRAC acknowledge the requested changes were minor and consistent with their original approval.

**Talcott Road (1 Charter Oak Boulevard)** – Application (SDD #144) on behalf of the Metropolitan District Commission (MDC), the contract purchaser under agreement with Triumph Engine Control Systems, LLC of an approximately 67,977 sq. ft. parcel fronting on Talcott Road (1 Charter Oak Boulevard) requesting designation of a new special development district, a change to the current underlying zoning district from

Multifamily Residential District (RM-3) to a Restricted Industrial District (IR), and the approval to construct a Tunnel Access Shaft and Air Treatment Facility in conjunction with the South Hartford Conveyance and Storage Tunnel Project. (Town Council receipt on May 26, 2015. Town Council public hearing scheduled for July 21, 2015. TPZ receipt on July 8, 2015. DRAC receipt and review on June 11, 2015.) **DRAC recommended approval. Motion/Crosby; Second/Hughes (Vote: 6-0).**

Jim Sullivan, MDC presented a general overview of the previous meetings with DRAC and the requested changes to the Talcott Road site. He identified the changes to the landscape plan including increased driveway width, pulling the fencing away from the road and increasing the amount of landscaping around the fencing. Mr. Sullivan next presented two different architectural options of the building. DRAC noted that option two was a stronger design and requested moving the mid-building horizontal band elements further up on the façade and adding lentils over the windows.

DRAC noted that the design of the building and site has come a long way but requested to see final material samples to insure the texture and color of the building is appropriate.

#### **REFERRAL FROM TOWN PLANNER:**

**Hillcrest Avenue (adjacent to 957 New Britain Avenue)**– Application (SP #1276) on behalf of the Metropolitan District Commission (MDC) requesting site plan approval for construction of structures connecting the Newington and New Britain Consolidation Conduits as well as connecting piping, drop and ventilation shafts and an odor control facility for the South Hartford Conveyance and Storage Tunnel Project. (DRAC review on June 11, 2015)

Jim Sullivan, MDC presented the modifications to the previously Hillcrest Avenue site. He identified changes to the landscape plan including increased permeable pavers, pulling the fencing away from the road and increasing the amount of landscaping around the fencing. Mr. Sullivan next presented three different architectural options for the building. DRAC noted that option one was a better design and didn't not see the need for any modifications. They did request a chance to review the final sample materials.

#### **STUDY SESSION:**

**2432 Albany Avenue** - Study session preparatory to the submission of a SDD amendment to modify Special Development District #135.

Geoff Sager, developer/owner, and Charlie Nyberg, architect, presented possible architectural modifications to the previously approved, and under construction, SDD plan. The changes were modifications and additions to the entrance canopies, building signage and decorative façade elements. Mr. Sager, noted that they wanted to engage DRAC early in the process and would be back to them later in the year after they had a chance to analyze and review all possible changes.

(Chairman Gebrian recused himself from this study session and left the meeting.)

#### **ADJOURNMENT:**

6:15 P.M.